

Sold



4 BEDROOM DETACHED | MORGANS ROAD, SN11 | OFFERS OVER £500,000

## DESCRIPTION

Beautiful detached family home originally built by Redrow Homes to the Windsor design that has been extended to the rear to create a stunning open plan kitchen / dining area which leads through to a lantern roofed orangery. A dual aspect sitting room, useful utility room and cloakroom complete the ground floor living space. Upstairs there are four generously proportioned double bedrooms with en-suite facilities to the master and a separate family bathroom. Externally the property is approached by a double width driveway which leads to the garage past a pretty front garden which is mainly laid to lawn. To the rear there is a South-West facing private garden, ideal for al-fresco dining and entertaining.

Ideally located on the sought after southern fringes of Calne adjacent to the pretty village of Quemerford, the property provides excellent access to local amenities, through routes and recreational facilities. Quemerford itself provides a village shop and post office, the Talbot Inn and the highly regarded Holy Trinity Primary School whilst Kingsbury Green Academy is within a short walk. Blackland Lakes and nature reserve are near by and the breathtaking National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures. Calne itself offers a good range of shops and amenities while a wider range of facilities can be found in the nearby towns of Chippenham (7.5 miles) which provides a mainline train service to London Paddington (1h 9mins), Devizes (7.7 miles) and Marlborough (12.5 miles).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: B

All mains services connected, gas central heating  
£300 p.a. service charge for maintenance of estate



## KEY FEATURES

- Modern detached family home
- Open plan kitchen / dining room
- Dual aspect living room
- En-suite facilities to master
- South-West facing rear garden
- Four double bedrooms
- Orangery
- Useful utility room and cloakroom
- Garage and driveway parking
- No onward chain





## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

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